



**APRIL 5, 2023  
PUBLIC HEARING AGENDA**

The following items are scheduled for a hybrid public hearing before the Cook County Zoning Board of Appeals (ZBA) on Wednesday, April 5, 2023, at 10:00 AM. The ZBA will hold this meeting in accordance with the Illinois Open Meetings Act. ZBA staff will be physically present at 69 W. Washington – 29<sup>th</sup> Floor Conference Room. Applicants and members of the public will remain remote.

---

- 1. CALL TO ORDER / DECLARATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES FROM FEBRUARY 1, 2023**
- 3. UNFINISHED BUSINESS**
- 4. NEW BUSINESS**

**VARIANCE**

- V-23-07** Brian Foley has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to reduce the lot width from the minimum required 150 feet to an existing 125 feet to construct a new single-family home on well and septic. The subject property is located within the **15th District** with the common address **1024 Martha Street, Elk Grove Village, IL. 60007.**
- V-23-08** Brady Koht has petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of a fence in the front and corner side yard from the maximum allowed 3 ft. to 5 ft. The subject property is located within the **15th District** with the common address of **409 Parkview Drive, Schaumburg, IL. 60193.**
- V-23-10** Rita Kovar has petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-4 Single Family Residence District to; (1) reduce the distance between principal and accessory structures from minimum required 10 ft, to 7.1 ft. (existing), (2) reduce the rear yard setback for the accessory structure from the minimum required 5 ft to 3.5 ft (existing), and (3) reduce the side yard setback from the minimum required 3 ft to 2 ft. (existing) for the construction of an after the fact shed. The subject property is located within the **17th District** with the common address of **1403 64<sup>th</sup> Street, LaGrange Highlands, IL. 60525.**
- V-23-12** Marek and Kinga Sypolka have petitioned the Zoning Board of Appeals for a variance to the zoning requirements in the R-5 Single Family Residence District. The applicant seeks to increase the height of a detached garage from the maximum allowed 15 ft. to 17.5 ft.(proposed), and (2) reduce the distance between the principal and accessory structures from the minimum required 10 ft. to 8 ft. (existing) for a proposed addition onto an existing garage. The subject property is located within the **9th District** with the common address of **250 N. Lee Street, Mt. Prospect, IL. 60056.**

**V-23-13** Ken and Susan Rus have petitioned the Zoning Board of Appeals for a variance to the zoning requirements of the R-4 Single Family Residence District. The request seeks to increase the height of a fence in the front yard from the maximum allowed 3 feet to 6 feet (replacing existing fence). The subject property is located within the **17th District** with the common address of **6040 Brainard Avenue, LaGrange Highlands, IL. 60525.**

#### **EXTENSION OF TIME**

**V-20-30** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,321 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property is located within the **17th District** with the common address of **16530 Grant Avenue, Orland Park, IL. 60467.**

**V-20-31** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,377.15 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property is located within the **17th District** with the common address of **16526 Stuart Avenue, Orland Park, IL. 60467.**

**V-20-32** Barrett Properties Family Limited Partnership has petitioned the Zoning Board of Appeals for a variance to the requirements of the R-4 Single Family Residence District. The request seeks to; (1) reduce the lot area from the minimum required 20,000 sq. ft. to an existing 9,377.84 sq. ft., (2) reduce the lot width from minimum required 100 ft. to an existing 75 ft., (3) reduce both interior side yard setbacks from the minimum required 15 ft. to a proposed 7 ft. 6 in., (4) reduce the rear yard setback from the minimum required 50 ft. to 35 ft. and (5) increase the FAR from the maximum allowed 0.25 to a proposed 0.34. The request is needed to construct a new single-family residence with attached garage on property with LOMA. The subject property is located within the **17th District** with the common address of **16533 Grant Avenue, Orland Park, IL. 60467.**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**7. NEXT MEETING: MAY 3, 2023, AT 10:00 A.M.**